

CHAPTER 14

COMPREHENSIVE PLAN MAP

Introduction

The previous chapters presented the goals, objectives and policies intended to guide Auburn's future physical development. The Comprehensive Plan Map presented in this chapter (Map 14.1) applies those policies to the various areas of the City, by indicating the appropriate locations for various categories of land use. The Plan Map should be consulted together with the written policies of this Plan when decisions about land use and public facility development are considered.

This chapter also explains the reasoning and intention behind the Plan Map's land use designations. This should be useful in developing and applying implementing tools (such as zoning provisions); for interpreting the Plan Map as it applies to specific regulatory decisions or development proposals; and in adjusting or amending the Plan Map when changing conditions or land use markets warrant.

Finally, this chapter sets forth some special policies intended to deal with the unique problems or opportunities that exist in certain specific locations within Auburn. These specific policies supplement the general goals, objectives and policies of earlier chapters.

Land Use Designations: Plan Map

Residential Categories

Residential Conservancy

Purpose: To protect and preserve natural areas with significant environmental constraints or values from urban levels of development and to protect the City's water sources.

Description: This category should consist primarily of low density residential uses (with densities not exceeding one unit per four acres) in

areas with environmental constraints and/or areas requiring special protection such as the City's watershed, which is a significant water resource. Examples include the Coal Creek Springs watershed area and low-lying areas along the Green River that are isolated from urban services. From a practical standpoint, this watershed area cannot be readily served by public facilities due to its physical separation from public facilities by an existing gravel mine operation that is expected to continue operation years into the future. The designation will serve to both protect environmental features and hold areas for higher density development until such time public facilities become available.

The area designated "residential conservancy" allows for a lifestyle similar to that of rural areas since the lower density established protects the critical areas such as the City's Coal Creek Springs watershed. A rural lifestyle generally includes allowance of farm animals, streets not urban in character (e.g. no sidewalks, street lights), and limited agricultural type uses.

Compatible Uses: Low density residential uses consistent with protecting the City's water resources and environmental constraints are appropriate. Low intensity cottage industry appropriate for rural areas may be allowed, subject to review. Various public and quasi-public uses which are consistent with a rural character may be permitted as conditional uses. Resource extractive uses can only be allowed if the basic environmental character of the area is preserved.

Those areas with critical areas shall be appropriate for low density residential, with the intent to protect environmentally critical areas from impacts associated with more intensive development. These environmentally critical areas are valued as a community resource, both for conservation purposes and public enjoyment; provided that the environmentally critical areas are protected, low density single family residential use may be appropriate.

Criteria for Designation: This designation should be applied to areas with either significant environmental values worthy of protection or to those areas which may pose environmental hazards if developed, such as areas tributary to public water sources. It may also be appropriate, to a limited extent, as a means of delimiting the edge of the City or to areas that are impractical to develop to urban levels until a later time period due to pre-existing development patterns and the absence of public facilities.

Considerations Against Applying this Designation: Due to the costs of providing City services to these areas, this designation should be applied sparingly. It should be applied as a means of conserving significant

environmental resources, to achieve watershed protection and/or to areas where development served by public facilities has been made impractical due to pre-existing use patterns.

Appropriate Implementation: The RC (residential conservancy) district will implement this designation.

Single Family

Purpose: To designate and protect areas for predominantly single family dwellings.

Description: This category includes those areas reserved primarily for single family dwellings. Implementing regulations should provide for an appropriate range of lot sizes, clustered and mixed housing types as part of a planned development.

Compatible Uses: Single family residences and uses that serve or support residential development, such as schools, daycare centers, churches and parks shall be considered appropriate and may be permitted on a conditional basis. Other public buildings and semi-public uses may be permitted if designed and laid out in a manner which enhances rather than detracts from the residential character of the area. In siting such uses, however, special care shall be given to ensuring adequate parking, landscaping, and traffic circulation with a minimum of conflict with residential uses. Uses which generate significant traffic (such as large churches) should only locate on developed arterials in areas zoned for institutional uses.

Intrusion of industrial uses into any of these single family areas shall be prohibited. Only very limited commercial uses such as home occupations or strictly limited appropriate conditional uses can be allowed.

Planned developments should be favorably considered in these designations in order to allow optimal flexibility. In providing such flexibility, the emphasis should be on small alley-loaded lot single family development, limited low density multifamily housing and a mixture of types, and design diversity should be sought. Except where conditional use permits have been previously granted, alternate structure types should not exceed more than 40 percent of the units, and alternative structures should in most cases contain no more than four dwelling units each. However, where substantial offsetting community benefits can be identified, such alternative structures may be allowed to contain more than three units each.

Criteria for Designation: Areas suitable for this designation include those areas designated in goals and policies of this Plan as single family areas. Consistent with those policies, areas within the Community Serving Area of the City suitable for this category should be reserved for these uses. This designation should also be applied to areas adjacent to lower density residential plan designations.

Considerations Against Applying this Designation: This designation would not be generally appropriate (although exceptions may exist) in the following areas:

1. Areas with high volumes of through traffic.
2. Areas developed in or more appropriate under the Plan policies for another use.
3. Areas within the Region Serving Area of the City.

Appropriate Implementation: Three zones may be used to implement this category:

- 1) R-1: Permits one dwelling unit per net acre. This zone is primarily applied to areas designated as urban separators under the King County Countywide Planning Policies where rezones from existing densities (typically one unit per acre) are not allowed for a 20 year period and/or to areas with significant environmental constraints. It may also be applied in limited instances to areas where greater densities are limited by environmental constraints.
- 2) R-5: Permits 4-5 dwelling units per net acre. This zone is intended to create a living environment of optimum standards for single family dwellings. Duplexes are conditionally permitted subject to meeting infill residential design standards. It is intended to be applied to the relatively undeveloped portions of the City, areas where existing development patterns are consistent with the density and upland areas where greater densities would strain the transportation system.
- 3) R-7: Permits 5-7 dwelling units per net acre. This zone provides for relatively small lot sizes. It may be applied to the older neighborhoods of the City and reflects the typically smaller lot sizes found there. Application of this zone should be considered for areas considered appropriate for a mix of housing types, particularly in some of the Special Planning Areas as discussed below.

Moderate Density

Purpose: To provide a transition between single family residential areas and other more intensive designations, as well as other activities which reduce the suitability of potential residential areas for single family uses (such as high traffic volumes). In so doing, this designation will offer opportunities for housing types which balance residential amenities with the need to provide economical housing choice, in a manner consistent with conserving the character of adjacent single family areas.

Description: Moderate density residential areas are planned to accommodate moderate densities of varying residential dwelling types. Appropriate densities in these areas shall range from 8 to 10 units net per acre and potentially 16 units per net acre, where properties have frontage on an arterial or residential collector. Dwelling types would generally range from single family units to multiple-family dwellings, with larger structures allowed (at the same overall density) where offsetting community benefits can be identified. Structures designed to be occupied by owner-managers shall be encouraged within this designation.

Compatible Uses: Public and quasi-public uses that have land use impacts similar to moderate to high density residential uses are appropriate within this category. Also, uses which require access to traffic (such as schools and churches) are appropriate for these areas. Carefully developed low intensity office, or residentially related commercial uses (such as day care centers) can be compatible if developed properly. This designation can include manufactured home parks.

Criteria for Designation: Areas particularly appropriate for such designation are:

1. Areas between single family residential uses and all other uses.
2. Areas adjacent to, or close to arterials designated in the transportation element.
3. Existing manufactured home parks.
4. Areas sandwiched between higher intensity uses, but not directly served by an arterial.
5. Urban infill areas not appropriate for single family uses but also not capable of supporting higher density uses.

Considerations Against Applying this Designation: Areas to generally be avoided by moderate density residential designations include:

1. Areas surrounded by lower density uses.
2. Areas more appropriate for commercial or higher density uses due to traffic or extensively developed public facilities.
3. Areas within the Region Serving Area designated by this Plan (except as otherwise provided by the Plan).
4. Any areas not planned to be served by water and sewer systems.

Appropriate Implementation: This designation can be implemented by two zones:

- 1) R-10: Permits 10 dwelling units per net acre. The zoning allows single family dwellings and duplexes as permitted uses. Multiple-family dwellings, some residential supporting uses, and professional offices as part of a mixed-use development may be permitted as conditional uses.
- 2) R-16: Permits 16 dwelling units per net acre. The zoning allows for a variety of housing types, include single family, duplexes, and multiple-family dwellings and mixed-use development.
- 3) R-MHC: Manufactured/Mobile Home Community permits the development of manufactured home parks on property that is at least 5 acres in size. The base density is 10 dwelling units per net acre.

High Density

Purpose: To provide an opportunity for the location of the most economical forms of housing in areas appropriately situated for such uses under the policies of this Plan.

Description: This category shall be applied to those areas which are either now developed or are reserved for multiple family dwellings. Densities may range from 16 to 20 units per acre. Dwelling types may range from single family units to apartment complexes, and may include manufactured home parks when located adjacent to major arterial streets. Adequate on-site open space areas should be provided for all multi-family developments. Densities exceeding 20 units per acre and special

development standards may be authorized for senior housing projects, within the Downtown area and within 1/4 mile of regional transit service.

Compatible Uses: Compatible uses are similar to those identified under the other residential categories, except higher intensities of use may be appropriate. Public uses and open spaces which tend to visually relieve the high density character of these areas should be encouraged.

Criteria for Designation: In addition to areas already developed to this density, this designation should be applied only to areas which have or may be most efficiently served with high capacity and high quality public services and facilities. Of particular concern is the provision of adequate traffic circulation, and this category shall only be applied to areas with developed arterial access. Other siting concerns may include access to commercial services and open space amenities. This category may also be applied to areas which are threatened with deterioration and multiple family dwellings offer the potential for rehabilitation.

Considerations Against Applying this Designation: Areas not appropriate for this zone include areas surrounded, without physical separation, by lower intensity uses.

Appropriate Implementation: This designation can be implemented by two zones:

- 1) R-16: Permits 16 units per net acre. The zoning allows for a variety of housing types include single family, duplexes, and multiple-family dwellings and mixed-use development.
- 2) R-20: Permits 20 units per net acre and multiple-family residential and mixed-use development. Residential supporting uses and some professional offices are permitted as conditional uses.
- 3) R-MHC: Manufactured/Mobile Home Community permits the development of manufactured home parks on property that is at least 5 acres in size. The base density is 10 dwelling units per net acre.

In no case should these uses be authorized for construction until all appropriate public facilities are available to full standard.

**Publicly or Quasi-
Publicly Owned or
Public Access
Categories**

Open Space

Purpose: To ensure adequate open space amenities for present and future residents by reserving and protecting important open space resources and to identify lands useful for public purposes (RCW 36.70A.150) as well as open space corridors (RCW 36.70A.160) as required by the GMA.

Description: This category shall be applied to areas which are to be managed in a largely open space character. It includes parks, watersheds, shoreline areas, significant wildlife habitats, large storm drainage ponds, utility corridors with public access and areas with significant development restrictions, such as steep slope and flood hazard areas.

Compatible Uses: Appropriate uses include low intensity recreational uses, low density residential uses and associated open areas, wildlife habitat, stormwater detention, watershed and similar low intensity uses.

Criteria for Designation: This designation should be applied to any site in which exists a significant developmental hazard or open space value suitable for public protection without unduly encroaching on private property rights.

Appropriate Implementation: Where land in this category is owned publicly it shall be implemented by the P-1 Public Use District. Land in this category which is privately owned will generally be zoned for low density residential use. Where the open space is linear it may be appropriately managed by means other than zoning, such as public ownership or easements, particularly as development takes place on adjacent land. The Shoreline Management Program shall regulate the open spaces designated adjacent to the rivers. Subdivisions of property involving steep slope or shoreline areas shall consider these development limitations and avoid creating inappropriate or unbuildable lots.

Public and Quasi-Public

Purpose: To designate areas of significant size needed to provide public and quasi-public services to the community.

Description: This category includes those areas which are reserved for public or quasi-public uses of a developed character. It is intended to include those of a significant extent, and not those smaller public uses

which are consistent with and may be included in another designation. Public uses of an industrial character, such as the General Services Administration, are included in the industrial designation. Streets, utilities and other public activities supporting other uses are not considered separate uses and are not so mapped. This designation includes large churches, private schools and similar uses of a quasi-public character. Developed parks are also designated under this category.

Compatible Uses: Uses more appropriately designated under another category should not be designated under this category, irrespective of ownership. Industrial and commercial uses which are affiliated with and managed by educational institutions for vocational educational purposes may be classified as a public use and permitted on a conditional basis.

Criteria for Designation: Designation of these areas should be consistent with the character of adjacent uses.

Appropriate Implementation: This designation will generally be implemented by three zones:

- 1) P-1 (Public Use) District provides for the location and development of public uses that serve the cultural, educational, recreational and public service needs of the community.
- 2) I (Institutional Use) District provides for similar uses, but includes schools and typically allows a much broader list of uses.
- 3) LF (Landing Field) District provides for the operation and management of the Auburn Municipal Airport.

The designation can also be implemented as a conditional use under various zones. Approval of these types of uses (and open space uses), not individually designated on the Plan Map, under a conditional use permit or rezone consistent with or related to adjacent zoning, shall not be considered inconsistent with the designations under this Plan.

Commercial Categories

Light Commercial

Purpose: To create people oriented commercial areas to supply a wide range of general commercial services to area residents.

Description: This category represents the prime commercial designation for small to moderate scale commercial activities. These commercial areas should be developed in a manner which is consistent with and attracts pedestrian oriented activities. The ambiance of such areas should

encourage leisure shopping and should provide amenities conducive to attracting shoppers.

Compatible Uses: A wide range of consumer oriented goods and services are compatible within this designation since the emphasis would be on performance criteria which create an attractive shopping environment. However, uses which rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery) are not appropriate in this category. Unsightly outdoor storage and similar activities should be prohibited. Permitted uses would consist of retail trade, offices, personal services, indoor eating establishments, financial institutions, governmental offices, and similar uses. Multiple family dwellings should be encouraged as part of mixed-use developments where they do not interfere with the shopping character of the area, such as within the upper stories of buildings. Since taverns can break up the continuity of people oriented areas, taverns would be permitted generally only as a conditional use. Drive in windows should only be allowed as ancillary to a permitted use, and only when carefully sited under the conditional use permit process in order to ensure that an area's pedestrian environment is not seriously affected.

Criteria for Designation: This designation should include moderate sized shopping centers, and centrally located shopping areas. This designation should be preferred for commercial sites where visual and pedestrian amenities are an important concern outside of the downtown.

Considerations Against Applying this Designation: Commercial areas which can not be readily separated from high traffic volumes (such as shallow lots along busy arterials) should not be included in this designation. Areas not large enough for separation from any adjacent heavier commercial or industrial area should not be designated as light commercial.

Appropriate Implementation: This designation is implemented by the C-1 Light Commercial District. This district provides for a wide range of small and moderate scale commercial oriented towards the leisure shopper and pedestrian oriented activities.

Downtown

Purpose: To create a vibrant people oriented downtown which serves as the business, governmental and cultural focal point of the Community that includes multifamily residential development.

Description: This category is intended to be applied only in Downtown Auburn. The area should be developed in a manner which is consistent with and attracts pedestrian oriented activities. The ambiance of the downtown should encourage leisure shopping, should provide services to local residents, area employees and should provide amenities conducive to attracting visitors and shoppers.

Compatible Uses: A broad mix of uses is appropriate and encouraged within the Downtown. A wide range of consumer oriented goods and services are compatible within this designation since the emphasis would be on performance criteria which create an attractive pedestrian oriented shopping environment. However, uses which rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery) are not appropriate in this category. Unsightly outdoor storage and similar activities should be prohibited. Permitted uses would consist of retail trade, offices, personal services, indoor eating establishments, financial institutions, governmental offices, and similar uses. Multiple family dwellings should be encouraged, particularly within the upper stories of buildings which include retail and commercial uses. Since taverns can break up the continuity of people oriented areas, they should be prohibited. Drive in windows should not be permitted to maintain the area's pedestrian environment. Parking standards within the downtown should reflect the pedestrian orientation of the area, but also consider parking's impact for economic development.

Criteria for Designation: This designation should apply only in Downtown Auburn.

Considerations Against Applying this Designation: This designation should not be used other than for the Downtown area.

Appropriate Implementation: This designation can be implemented by the following zoning districts:

- 1) The primary core of downtown should be implemented by the Downtown Urban Center zone, which allows for a broad range of uses with no residential density limitations.
- 2) Other commercial areas within the downtown may be implemented by the C-2 Central Business District.

Heavy Commercial

Purpose: To provide automobile oriented commercial areas to meet both the local and regional need for such services.

Description: This category is intended to accommodate uses which are oriented to automobiles either as the mode or target of providing the commercial service. The category would also accommodate a wide range of heavier commercial uses involving extensive storage or heavy vehicular movement.

Compatible Uses: A wide variety of commercial services oriented to automobiles are appropriate within this category. This includes automobile sales and service, drive in restaurant or other drive in commercial business, convenience stores, etc. Since these uses are also compatible with heavier commercial uses, lumber yards, small scale warehousing, contractor yards and similar heavy commercial uses are appropriate in this designation.

Criteria for Designation: This designation should only be applied to areas which are highly accessible to automobiles along major arterials. Generally this category would characterize commercial strips. This zone is appropriate for the intersections of heavily traveled arterials, even if adjacent sites are best suited for another commercial designation.

Considerations Against Applying this Designation: Areas which conflict with single family residential areas or areas more suited for other uses. Whenever possible this category should be separated from all uses by extensive buffering.

Appropriate Implementation: This category is implemented by the C-3 Heavy Commercial District.

Neighborhood Commercial

Purpose: To provide accessible commercial services frequently needed in residential areas without creating land use conflicts between those commercial uses and the residential areas they serve.

Description: Residential areas require commercial services almost on a daily basis. Such services, while necessary, can also conflict with the quality of residential areas. Consequently, commercial areas need to be reserved that are either carefully restricted (if located within residential areas) or are accessible to, but buffered from, residential areas.

Compatible Uses: In restricted areas (those within neighborhoods), uses must be carefully controlled both in the kind of uses permitted and in terms of design and other performance criteria. A much less restricted type of neighborhood commercial use can be designated near intersections of a major arterial and a residential arterial. A much wider range of

commercial activities are appropriate in such an area, including grocery stores, convenience stores, service stations, hardware stores, small restaurants and drinking establishments. However, activities (such as outdoor storage) which can alter the character of these areas into heavier commercial areas should only be permitted on a conditional basis in order to control potential adverse impacts.

Criteria for Designation: In all cases, neighborhood commercial areas should be at the intersections of major streets. In the case of restricted types, such streets may be residential arterials, while in the case of the less restricted type at least one of the streets should be a major arterial. Adequate buffering should be planned in the process of designating any new areas as neighborhood commercial.

Considerations Against Applying this Designation: This designation should be avoided whenever it is not possible to adequately buffer the commercial uses from adjacent residential uses.

Appropriate Implementation: This category is implemented by the C-N Neighborhood Commercial District.

Office-Residential

Purpose: To reserve areas to accommodate professional offices for expanding medical and business services, while providing a transition between residential uses and more intensive uses and activities.

Description: This category is a restricted commercial designation reserved only for certain types of activities. As a growing medical center, areas need to be reserved to accommodate growth in this sector, which is largely expressed in the form of professional offices. This category also assures space to accommodate the rapid growth that is occurring in business services and other service oriented activities. Such uses also provide a means for an appropriate transition for areas originally developed as a residential area but now not appropriate for that type of use.

Compatible Uses: To be fully effective as a transition or a buffer, residential uses should be permitted on a conditional basis.

Criteria for Designation: As a transition this designation can serve as an appropriate buffer between heavily traveled arterials and established single family areas. It would be particularly appropriate in areas where large traffic volumes have affected an established residential area. It can be

applied where amenity values mitigate against heavy commercial uses along major arterials. This designation should also be used to accommodate the expansion of medical services in the area around Auburn Regional Medical Center.

Considerations Against Applying this Designation: This zone is intended for particular applications as described. It generally should not be applied on a large scale basis.

Appropriate Implementation: This category is implemented by two zones:

- 1) RO - Residential Office District which is intended to primarily accommodate business and professional offices where they are compatible with residential uses.
- 2) RO-H Residential Office-Hospital District is to be used exclusively for the area around Auburn Regional Medical Center.

Industrial Categories

Light Industrial

Purpose: To reserve quality industrial lands for activities that implement the City's economic development goals and policies.

Description: This category is intended to accommodate a wide range of industrial and commercial uses. This designation is intended to provide a location attractive for manufacturing, processing and assembling land use activities that benefit from quality surroundings and appropriate commercial retail uses that benefit from the location, access, physical configuration, building types of these properties. It is distinguished from heavier industrial uses by means of performance criteria. All significant activities shall take place inside buildings, and the processing or storage of hazardous materials shall be strictly controlled and permitted only as an incidental part of another use. The siting and design of industrial buildings shall be of an "industrial or business park" character. Certain residential uses may be permitted, especially in industrial areas that have been established to promote a business park environment that complements environmental features, and/or if development standards are developed to promote compatibility between residential and other non-residential land uses.

Compatible Uses: A wide range of industrial and heavy commercial uses may be permitted, subject to performance standards. These uses include

indoor manufacturing, processing and assembling of materials from previously prepared or raw materials and ancillary and necessary warehousing and distribution of finished goods associated with manufacturing and industrial uses. Certain residential uses may be permitted if development standards are established to promote compatibility between residential and other non-residential land uses.

Outside storage shall be permitted only subject to performance criteria addressing its quantity and location to ensure it is compatible with adjacent uses and so that such storage would not detract from the potential use of the area for light industry. In all cases such storage shall be extensively screened. In the Environmental Park District that implements the "Light Industrial" plan map designation; outdoor storage will be strictly limited to promote compatibility with adjacent environmental land uses. Uses involving substantial storage or processing of hazardous materials as well as substantial emissions should not be permitted in these areas. A wide range of commercial activities may be allowed to provide increased opportunities for sales tax revenue.

The Burlington Northern Santa Fe Railroad Auburn Yard located within the Railroad Special Plan Area is considered a compatible use at its current level of usage (as of August 14, 1996). It is not bound by the policies concerning outside storage under the existing light industrial designation as it was an existing use prior to the development of this policy. Should BNSF decide to reactivate its applications to upgrade the yard to an intermodal facility, the proposal will be subject to the essential public facility siting process as defined in the Capital Facilities Element (Chapter 5).

To ensure the City's long-term ability to invest in public infrastructure and services remains viable, the City must pursue implementation of policies that incentivize the transition of current and future land uses in its industrial zones away from distribution and warehouse uses. The City believes that manufacturing and industrial land uses should over time largely replace warehouse and distribution land uses currently existing in the City and that any future warehouse and distribution uses should be ancillary to and necessary for the conduct of manufacturing and industrial uses. Manufacturing and industrial uses are more appropriate and beneficial through higher and better use of the land, enhanced employment densities, increased property tax revenues and potential on-site sales tax revenue generation for receipt of materials and other goods and services.

The establishment of regulations and incentives that create a basis for increased commercial retail uses in the City's industrial zoning districts will provide greater opportunity for the generation of sales tax revenue in

the City. Increased sales tax revenue will positively impact the City's continued ability to maintain and operate a strong public investment program in infrastructure and services. Commercial retail uses will in turn be attracted to and benefit from the location, access, physical configuration and building types of industrial zoned properties.

Criteria for Designation: This designation should be applied to a majority of the Region Serving Area designated under this Plan. It is particularly appropriate for industrial land within high visibility corridors. This category should separate heavy industrial areas from other uses.

Considerations Against Applying this Designation: Within the Community Serving Area, this designation should only be applied to sites now developed as light industrial sites. Industrial sites along rail corridors are generally more appropriate for heavier industrial uses, unless in high visibility corridors.

Appropriate Implementation: This designation is implemented by the Light Industrial (M-1), Environmental Park (EP) or Business Park (BP) zone.

Heavy Industrial

Purpose: To provide a place for needed heavy industrial uses in areas appropriately sited for such uses.

Description: This designation allows the full range of industrial uses as well as certain commercial uses. Certain residential uses may be permitted if development standards are developed to promote compatibility between residential and other non-residential land uses.

Compatible Uses: While this zone should be reserved primarily for the heavier forms of industrial activities, a wide range of industrial and commercial activities may be permitted, along with residential uses with appropriate compatibility protections.

Criteria for Designation: The most appropriate area for this designation is in the central part of the Region Serving Area adjoining the rail lines. This designation is also appropriate in the southern portion of the area which is now developed in large scale industrial facilities (the Boeing and the General Services Administration facilities).

Considerations Against Applying this Designation: This designation can only be applied in the Community Serving Area to sites now developed in this character along A Street S.E. These areas should not

abut commercial or residential areas; heavy industry should be buffered by light industrial uses. It is not an appropriate designation for highly visible areas.

Appropriate Implementation: This designation is implemented by the M-2 zone.

Planned Areas

Special Plan Areas (See Map 14.2)

Purpose: To allow large areas within the City, under a single or a coordinated management, to be developed as a planned unit. This designation can also be used to provide flexibility when there is uncertainty regarding how an area may be most appropriately developed in the future.

Description: This designation applies to specific areas identified as being appropriate for mixed, urban level development on a planned basis. It is intended that the future development of these areas will be guided by individual "elements" or "sub-area plans" of the Comprehensive Plan, to be developed and adopted at a later date. The Plan elements should be consistent with the following.

Compatible Uses: Uses and intensities within Special Planning Areas shall be determined for each area through individual planning processes. Each individual planning process will result in the adoption of a Comprehensive Plan element (sub-area plan) for that particular Special Planning Area. Each Plan element shall be consistent with the general goals, objectives and policies of the Comprehensive Plan. Development of the individual Plan elements shall also be based upon the following guidelines:

Academy Special Planning Area: The Auburn Adventist Academy Plan was adopted by resolution No. 2254 in November 1991 and is considered to be an element of the Comprehensive Plan. The Plan applies to the area within the property owned by the Academy and allows for a diversity of uses on the site, primarily those related to the mission and objectives of the Academy. As part of the adoption of the Plan, the area was zoned under the I-Institutional Use District which permits uses such as schools, daycare, churches, nursing homes, recreation and single family uses.

Auburn North Business Area Planning Area: The Auburn North Business Area Plan was adopted by resolution No. 2283 in March 1992 and is considered to be an element of the Comprehensive Plan. The Plan covers

an approximately 200 acre area located directly north of the Auburn Central Business District. The Plan calls for development to be pedestrian oriented with high density residential and light commercial components.

Downtown Special Planning Area: Downtown Auburn is a unique area in the City which has received significant attention in the past and there will be continued emphasis in the future. This Comprehensive Plan recognizes Downtown as the business, governmental and cultural focal point of Auburn with a renewed emphasis on providing housing in the Downtown. Development of the Downtown should be consistent with the 2001 Auburn Downtown Plan.

Lakeland Hills Special Planning Area: The Lakeland Hills Plan was adopted by resolution No. 1851 in April 1988 and is considered to be an element of the Comprehensive Plan. The Plan covers the approximately 458 acres of the Lakeland Hills development which falls within the King County portion of the city. The Plan calls for a mix of residential uses including single and multi-family housing as well as supporting recreational, commercial, public and quasi-public uses. The plan calls for phasing of development in coordination with the provision of necessary urban services.

Lakeland Hills South Special Planning Area: The Lakeland Hills South Plan initially covered approximately 685 acres owned by The Lakeland Company within Pierce County and contained within the City of Auburn potential annexation area (urban growth area). The Plan is intended to be consistent with the conditions of approval of the Lakeland Hills South PDD (Pierce County Hearings Examiner Case No. Z15-90/UP9-70) as amended.

The City of Auburn has accepted the Lakeland Hills South PUD as an approved PUD. This acceptance is implemented in part through an annexation and utilities agreement between the City and the developer of Lakeland Hills South PUD. The Lakeland Hills South PUD is further implemented by the City's zoning code, including ACC Chapter 18.76 entitled "Planned Unit Development District--Lakeland Hills South Special Plan Area".

Residential development within the PUD is primarily single family and moderate density dwellings with a wide range of lot sizes, including lots smaller than those typically allowed by the City's zoning ordinance for non-PUD's. The maximum allowable number of residential units provided for originally was 3,408 based upon an overall gross density of 5 units per acre. High density multifamily units are limited to one area of the PUD to approximately 669 units. Twenty acres are to be used for light

commercial development and significant area has been set aside as open space. In 2007, the developer of Lakeland Hills South PUD was granted an expansion to the Lakeland Hills South PUD to add an additional 4 acres of commercial land, raising the total area of light commercial land to 24 acres. The development includes a developed 15-acre park, an undeveloped 15-acre park, two 5-acre parks and a linear park along Lakeland Hills Way. The locations of the parks are shown on the comprehensive plan map. Changing the location of any or all of the parks does not constitute a comprehensive plan amendment provided that the total park acreage does not change and the location is agreed upon by the City.

Within the Lakeland Hills South Special Plan area only, the permitted density ranges for the comprehensive plan designations are as follows: Single Family Residential: 1-6 units per acre; Moderate Density Residential: 2-14 units per acre; and High Density Residential: 12-19 units per acre. The development has occurred in phases in coordination with the provision of required urban services and in 2008, the development is nearing completion.

In 2004, the developer of Lakeland Hills South PUD requested an expansion to the Lakeland Hills South PUD involving several parcels totaling approximately 77 acres – bringing the total PUD acreage to approximately 762 acres. The proposal designated these additional parcels as “Moderate Density Residential” (from “Single Family Residential”) with the objective of increasing the total number of units allowed in the PUD from 3,408 to approximately 3,658. Subsequently, in 2005, it was determined and agreed that the total number of units within even the expanded boundaries of the PUD would be no greater than 3,408.

Lakeview Special Planning Area: The Lakeview Special Planning Area is currently the site of two independent sand and gravel mining operations. While mining activity continues in the eastern operation, indications in 1995 are that the western operation has ceased. Activity in the western portion is now limited to a concrete batch plant and future site reclamation. Following reclamation, the area should be developed as a primarily single family residential neighborhood of low to moderate urban density. A planned development would be particularly appropriate for this approximately 235 acre site. The permitted development density of the site will depend heavily upon the ability of the transportation system near the site to handle the new uses. Consideration shall be given to the environmental, recreational and amenity value of White Lake, as well as the historical and cultural significance to the Muckleshoot Tribe, in the development of the Lakeview Plan element. Permit applications have been accepted and are currently being processed by the City with respect to

the mining activity on the eastern portion of the area. The permit process should continue, however, any permit for continued mining in this portion of the area should be limited to 10 years to encourage completion of the mining, and subsequent reclamation by the property owner in preparation for development. The Lakeview Plan element should be adopted prior to the City's acceptance or processing of any other permit applications for the mining operation in the Lakeview Special Planning Area. The environmental information and analysis included in the Final Environmental Impact Statement for Lakeview (November 1980), shall be considered in the development of the Lakeview Plan element. While heavy commercial or industrial uses would not be appropriate as permanent uses of this area, conversion of the area now zoned for heavy industry to office commercial (or similar) uses would be appropriate.

Rail Yard Special Planning Area: This approximately 150 acre Special Planning Area is located in the south-central portion of the City and surrounded by SR-18 to the North, Ellingson Road to the South, C Street SW to the west and A Street SE to the East. The Special Planning Area should consider both sides of C Street and A Street. Consideration should be given to:

1. The needs of Burlington Northern.
2. Providing pedestrian, bicycle and vehicular access across the site to connect the southeast and southwest sides of the city.
3. Providing a more visually appealing "entry corridor" into the City from the south along A and C Streets.
4. Allowing for a mix of uses including single and multifamily development and commercial and industrial uses where appropriate.

Mt. Rainier Vista Special Planning Area: This 145 acre Special Planning Area is located south of Coal Creek Springs Watershed. Overall development of the Mt. Rainier Vista subarea plan shall be consistent with the following conditions:

1. Primary consideration in use and development of the property shall be given to protection of Coal Creek Springs' water quality. Development types, patterns and standards determined to pose a substantial risk to the public water source shall not be allowed.
2. The maximum number of dwelling units will be determined as part of any sub-area plan process. Dwelling units shall be located

within portions of the property where development poses the least risk of contamination for Coal Creek Springs. Lands upon which any level of development would have a high risk for contaminating the water supply shall not be developed, but would be retained as open space. The development pattern shall provide for a logical transition between areas designated for rural uses and those designated for single family residential use.

3. All dwelling units shall be served by municipal water and sanitary sewer service, and urban roads. If 53rd Street S.E. is the major access to serve the Special Planning Area, the developer will be responsible for developing the street to urban standards, from the property owners' eastern property line that abuts 53rd Street, west to the intersection of 53rd and Kersey Way.
4. Percolation type storm sewer disposal systems shall not be permitted. All surface water drainage shall be conveyed consistent with the City's current storm drainage standards. Treatment of stormwater shall occur prior to its discharge to any surface water body, consistent with standard public works or other requirements in general effect at the time of development.
5. The site shall be zoned temporarily, at one unit per four acres, until the sub-area plan is completed and the long-term urban zoning determined.
6. The Mt. Rainier Vista special planning area boundary may be modified through the development of the subarea plan.
7. The Mt. Rainier Vista and Stuck River Road Special Planning Areas shall be coordinated subarea plans.

Stuck River Road Special Planning Area: A portion of the Stuck River Road Special Planning Area is currently the site of a large sand and gravel mining operation. This area and other adjacent land comprising a total of approximately 664 acres has been designated as a long term resource area (mineral resource area), so development of the Special Area Plan for this area should be a low priority as mining is expected to continue on this site for as long as 30 years. The land uses for the Stuck River Road Special Planning Area will be determined through the subarea planning process and the City Council's adoption of the subarea plan. Potential land uses applied through the subarea planning process could include single-family residential, multi-family residential, commercial, institutional, and recreational. Some light industrial uses may be appropriate for consideration and designation through the subarea planning process if the

uses are “industrial or business park” in character, conducted entirely within an enclosed building, and exhibit a high degree of performance standards and are non-nuisance in nature and if appropriately limited in extent and location. A mix of housing types ranging from single family residential to multi-family residential is appropriate for this planning area. The subarea plan should be adopted taking into consideration the period during which mining is expected and the intent of the ultimate development of the area. An active permit has been processed by the City with respect to the mining activity on a portion (approximately 664 acres) of the mineral extraction operation. The permit process should continue, however, any permit for mining in the mineral resource area should be granted for the life of the resource, with reviews conducted periodically (ever five years) to determine whether changes in the originally proposed mineral extraction operation have arisen and give rise to the need for additional or revised permit conditions to address the new impacts (if any) of any such changes. Any permit applications for additional acreage within the mineral resource area shall be processed by the City. Development of this area should not occur until adequate public facilities are available to support the development consistent with City concurrency policy.

The City recognizes the potential for expanding the Stuck River Road Special Planning Area to include additional land east of Kersey Way and north of the Covington-Chehalis power line easement, and will consider a proposal by all affected property owners. If the area is expanded, the number of non-multiple family, non-manufactured home park dwellings units may be increased proportionate to the increase in acreage. Any such proposal shall specifically apportion the types and quantities of development to occur within each separate ownership.

Northeast Auburn Special Plan Area: The Northeast Auburn/Robertson Properties Special Plan area was adopted by Ordinance No. 6183 in the Spring of 2008. The Plan was prepared in fulfillment of the policies included in the Comprehensive Plan for the area between Auburn Way North and the Green River, south of 277th Street (52nd Street NE) and north of approximately 37th Street NE in the City of Auburn (Map No. 14.2). The planning area was narrowed to an area covering approximately 120 acres, north of 45th Street NW and between Auburn Way North and the existing I Street NE right-of-way. The Northeast Auburn/Robertson Properties Special Area Plan focuses on proposed develop of the Auburn Gateway project area, a 60-acre group of properties owned or under consideration for purchase by Robertson Properties Group, owners of the Valley 6 Drive-In Theater. The plan calls for a mix of office, retail, and multifamily development under a new zoning designation (C-4, Mixed Use Commercial) for the central portion of this planning area, created to

accommodate mixed use development. The plan calls for phased development in coordination with the provision of new roads, stormwater and other utilities, and flood management measures.

Criteria for Designation: Additional Special Planning Areas may only be designated through amendments of the Comprehensive Plan.

Appropriate Implementation: Plan elements establishing City policy regarding the development of the Special Planning Areas shall be adopted by amendment of the Comprehensive Plan, or shall be adopted concurrent with adoption of the Comprehensive Plan. Special Planning Area elements shall be implemented in the same manner as other elements of the Comprehensive Plan; that is, under the City's zoning and subdivision ordinances, development standards and public facilities programs.

Plan Map Policies

In some cases the general policies established by this Plan need further articulation or clarification due to particular geographic concerns associated with specific areas. In other cases, the application of the Plan's general policies may be inappropriate for a specific area due to unique circumstances, requiring that specific "exceptions" to these general policies be established. This section identifies these specific areas and establishes either supplemental policies or exceptions to the general policy, as appropriate.

Urban Separators Urban separators are areas designated for low-density uses in the King County Countywide Planning Policies. They are intended to be “permanent low-density lands which protect adjacent resource lands, Rural Areas, and environmentally sensitive areas and create open space corridors within and between Urban Areas which provide environmental, visual, recreational and wildlife benefits.” There are two primary areas of urban separators within the Lea Hill portion of the City of Auburn, which the City is obligated to maintain (and not redesignate) until at least the year 2022, pursuant to the Countywide Planning Policies and an annexation agreement with King County. Urban separators are deemed to be both a regional as well as local concern and no modifications to development regulations governing their use may be made without King County review and concurrence. Therefore, the areas designated as “urban separator” on the Comprehensive Land Use map, will be zoned for densities not to exceed one dwelling unit per acre, with lot clustering being required if a subdivision of land is proposed.

Infrastructure

Related Policies

Pike Street

Area: North of 8th N.E., east of Harvey Road, and south of 22nd N.E.

Problem: This area is inadequately served by residential arterials. Further intensification of use in this area would compound this problem.

Policy III.A. No increase in density or other development which would increase traffic demand in this area should be approved.

8th Street N.E.

Area: 8th Street N.E. between Auburn Way and M Street.

Problem: The Comprehensive Plan Map designates multiple family use as the ultimate use in accord with the Comprehensive Plan policies. While 8th Street is designated as a major arterial, it is not currently constructed to that standard and is not able to support current traffic demand adequately. The Plan designation would greatly increase traffic volumes. Water service is also not sufficient to support multiple family densities at the present time.

Policy III.B. Implementation of the Plan designations should not occur until 8th Street is constructed to the adequate arterial standard and water service is upgraded. Up zones should not be granted from current zoning until these systems are upgraded or guaranteed.

Auburn Way South, Auburn Black Diamond Road

Area: Auburn Way South in the vicinity of the Enumclaw Plateau; Area between Auburn-Black Diamond Road and the Burlington Northern Railroad.

Problem: This Plan does not fully represent the intensity of uses that could ultimately be supported in these areas (in part due to the current weakness of the City's infrastructure to support future growth). In spite of this fact, the development intensity now planned will still need to be coordinated with the necessary infrastructure to support that growth. Particularly significant is the need to assess the ability of both Auburn Way and Auburn-Black Diamond Road to support continued increases in traffic volumes.

Policy III.C. The area between Auburn-Black Diamond Road and the Burlington Northern Railroad tracks is designated as Rural by the Plan Map. The primary reason for this Rural designation is the current lack of urban facilities necessary to support urban development. Major

development proposals shall be carefully assessed under SEPA to ensure that the development can be supported by the available facilities. Once property owners are able to demonstrate to the City that they can provide urban services (municipal water and sewer service, urban roads and storm water management) necessary to support the intensity of development proposed within the entire area, the Plan designation and zoning for this area should be changed to an urban residential or commercial classification. The appropriate classification(s) shall be determined after a review of the development proposal and the pertinent Comprehensive Plan policies.

Economic Development Strategy Areas

In 2005 the City of Auburn brought together a focus group of diverse business and community interests that identified several economic development areas within the City. The focus group's effort is reflected in an *Economic Development Strategies* document that includes strategies and actions needed to affect necessary change for specific strategy areas within the city. Identified in the 2005 Economic Development Strategies documents are six strategy areas along with two additional strategy areas. These economic development strategy areas are targeted for population and employment growth to meet the City's 20-year (2031) growth target. Sub-area plans should be developed for these strategy areas. The strategy areas are as follows:

- Auburn Way North Corridor
- Auburn Way South Corridor
- Urban Center
- Auburn Environmental Park and Green Zone
- 15th Street SW/C Street SW/West Valley Highway/Supermall
- A Street SE Corridor
- SE 312th Street/124th Avenue SE Corridor
- M Street SE between Auburn Way North and Auburn South

Problems Related to Existing Uses

West Auburn

Area: South of West Main between the rail lines.

Problem: This is an older part of town developed in a pattern of commercial uses along Main Street and residential uses south to Highway 18. This area is in the Region Serving Area as designated in this Plan. The homes in this area are typically older single family homes that have been converted to multi-family housing. Some may have historic

significance. Preservation and restoration of the existing housing in this area is a priority.

Policy III.J. This area should be planned for local serving multiple family uses even though it is in the Region Serving Area.

Airport Area

Area: Industrially designated area east of the Airport.

Problem: This area is highly suited for air related activities. Other industrial type uses are now located here.

Policy III.J. The City will encourage use in this area to take advantage of its proximity to the Airport.

Lea Hill Area

Area: Area annexed on January 1, 2008.

Problem: The City has been concerned for years that the rapid growth taking place within the Lea Hill PAA will overwhelm city streets. Through annexation the City can better manage the amount and type of growth in this area and help ensure that appropriate infrastructure to support development is provided concurrent with that development.

The Auburn City Council envisions retaining the predominantly single-family character of the Lea Hill area rather than allow the trend of rapidly developing multi-family projects to continue. The City's codes will help ensure that the neighborhood character, traffic and environmentally sensitive features are protected and/or managed.